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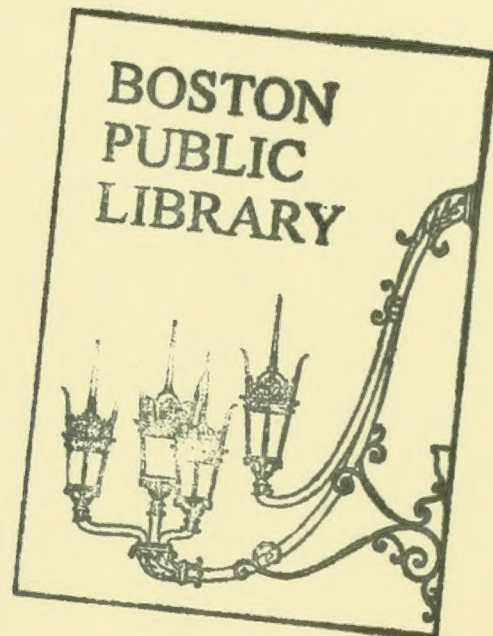
DEVELOPERS KIT

FOR

PARCEL P-16 F

64-66 WALKER STREET, CHARLESTOWN

CHARLESTOWN URBAN RENEWAL AREA, MASS. PROJECT R-55



CITY OF BOSTON, RAYMOND L. FLYNN, MAYOR

BOSTON REDEVELOPMENT AUTHORITY

ROBERT L. FARRELL, CHAIRMAN

JOSEPH J. WALSH, VICE-CHAIRMAN

JAMES K. FLAHERTY, TREASURER

CLARENCE J. JONES, VICE-TREASURER

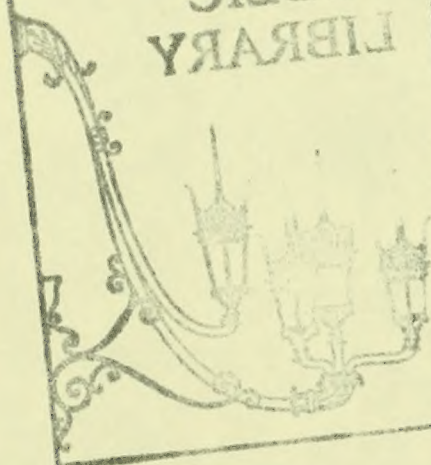
MICHAEL F. DONLAN, MEMBER

KANE SIMONIAN, SECRETARY

STEPHEN COYLE, DIRECTOR

DECEMBER, 1988

BOSTON
PUBLIC
LIBRARY



DEVELOPERS KIT
FOR
PARCEL P-16 F
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DECEMBER, 1988

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2. HUD Form 6004
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PURPOSE:

The Boston Redevelopment Authority is pleased to offer this parcel in Charlestown for disposition as a two family housing development. Favorable consideration will be given to the proposal that best meets the enclosed requirements for the site.

The purpose of this proposal is to solicit developer interest on Parcel P-16 F a 3,880 square foot parcel located at 64-66 Walker Hill Street, Charlestown. This parcel is offered for disposition to Boston residents who will be first-time home owners. It is anticipated that the parcel will be disposed of to a first-time owner/developer for occupancy.

PARCEL DESCRIPTION:

Parcel P-16^F is located at 64-66 Walker Street in Charlestown. The parcel is located at the corner of Walker and Wall Street, and forms the bottom of "Nanny Goat Hill." A location map is included in this kit for reference. The entire parcel contains a total of 3,880 square feet, the northeastern portion of which slopes up slightly.

GENERAL GUIDELINES

The general development guidelines for this parcel are as follows: The design of the dwelling cannot exceed the ^①height restriction of ^②35 feet, the ^③Floor Area Ratio must not exceed 1.0, and there must be appropriate ^④on-site parking. In addition, the physical design must ^④blend in with the surrounding dwellings in the area.

DISPOSITION PROCEDURES:

The Boston Redevelopment Authority requests that applicants submit proposals no later than 12:00 p.m. on Jan 30, 1989, to the Boston Redevelopment Authority, Room 910, City Hall, One City Hall Square, Boston, Massachusetts, 02201. Questions regarding proposal submissions should be placed to Mr. D. Armaneti at (617) 242-2282. All proposals must conform to the submission standards and guidelines outlined within this developer's kit. At any time, the Authority may request additional information from any applicant.

A development team submitting proposals may be invited to make a formal presentation to the Authority during the initial phase of the selection process. If necessary, after reviewing each proposal, the Authority will select several finalists and request them to develop proposals further.

The Authority will grant tentative designation to the developer whose proposal best meets the design for the neighborhood, best addresses the construction and engineering considerations, and provides public benefits to the neighborhood. The proposal then will be subject to subsequent stages of the BRA's development review, prior to consideration for final designation and approval.

SUBMISSION REQUIREMENTS:

Applicants:

Ten copies of each submission are required. One submission shall be a full size duplicate set of architectural drawings rolled in a reclosable tube. Ten copies shall be bound 8 1/2" by 11" booklets, containing full sets of reduced drawings and all applicable written information, including the following:

1. A Letter of Interest, introducing the development team, including the developer, architect, and other consultants.
2. A summary of relevant past experience of development team on projects of this size and scope.
3. A completed Developer's Statement of Public Disclosure and Developer's Statement of Qualification and Financial Responsibility (Form HUD-6004 enclosed).

✓ **SELECTION CRITERIA:**

The Authority will give preference to the proposals that best meet the requirements for the site. Specific criteria for review include:

- o Documentation that the developer has no outstanding back property tax delinquency owned to the City of Boston; no outstanding sanitary code violations, documented by the Inspectional Services Department, on properties owned by the developer; no conviction record for arson; and no outstanding violations of the Rent Equity Ordinance.
- o Evidence of sufficient financial resources available to achieve public benefits in the project and/or leased or purchase the property from the Boston Redevelopment Authority.
- o The capability, experience, and financial strength of the developer to successfully complete the project.
- o The provisions for adequate off-street parking and for servicing the development.
- o The degree to which a development proposal will or can gain neighborhood support.

The Authority intends to sell this parcel for redevelopment purposes.

The BRA and the City will not incur any expenses in the development of the parcel. The parcel will be disposed of in "as is" condition. The designee will pay for the cost of any utility relocation not paid by a utility company.

Development proposals will be subject to the Charlestown Urban Renewal Plan, as amended, and all City of Boston Zoning and Building regulations and

procedures, as well as applicable State (M.G.L. Chapter 30, Sections 61 and 62) and City environmental reviews. The Boston Redevelopment Authority will have design control. The development will be assessed and taxed by the City of Boston, under M.G.L. Chapter 59, Real Estate Assessment Procedures.

PRO FORMA REQUIREMENTS:

Development pro formas are required. These pro formas should contain the following information:

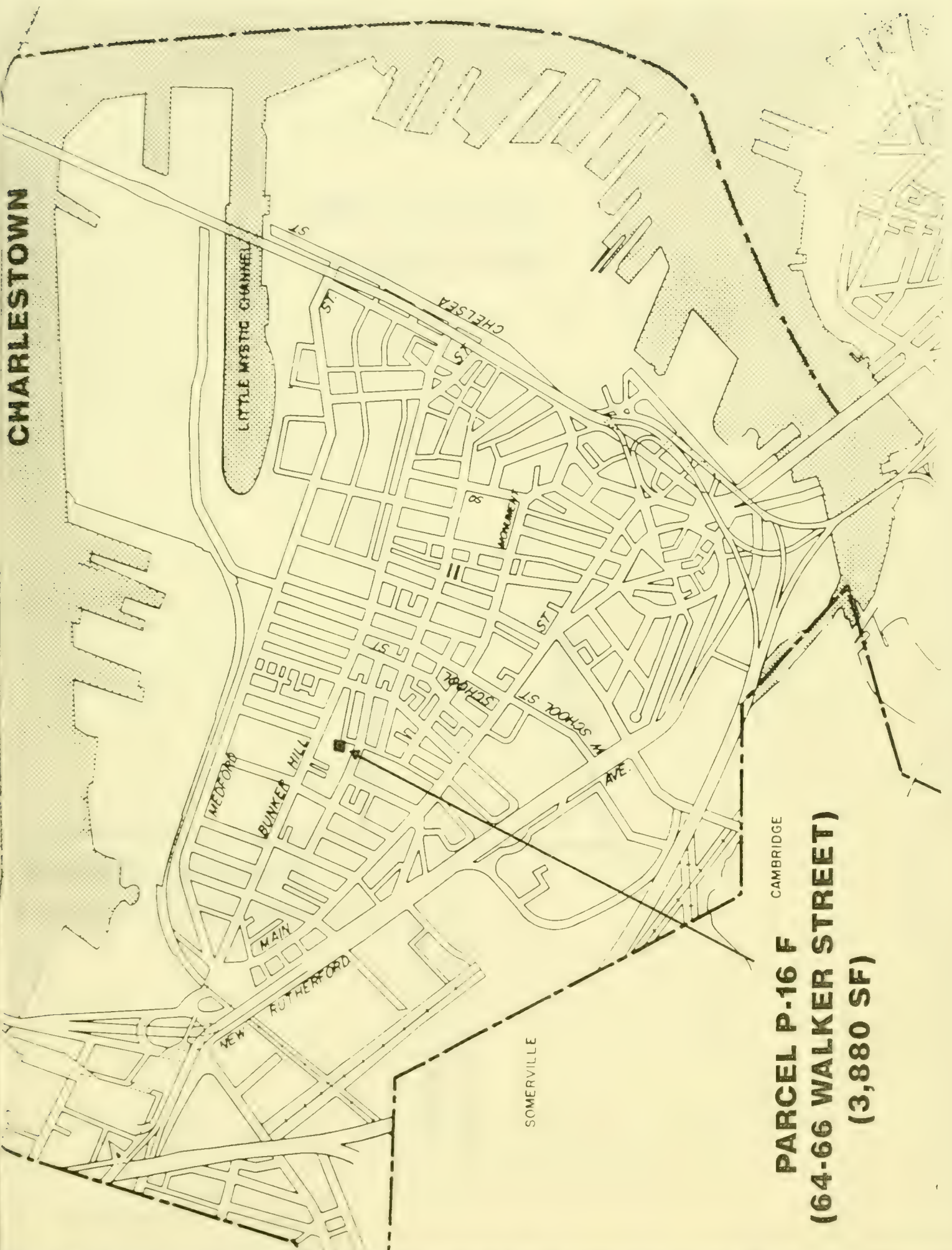
1. Gross and net square footage of the development.
2. Land square footage for the Development Parcel, as well as any contiguous parcels included in the development submission.
3. Estimated acquisition prices for the Development Parcel and any contiguous parcels included in the development submission.
4. Detailed estimates for basic and soft construction costs.
5. Estimated real estate taxes for the year.

NOTE: The attached pro forma may not be adequate to accurately depict the proposed financing structure. Appropriate modifications should be made with ample annotations being provided.

ENCLOSURES:

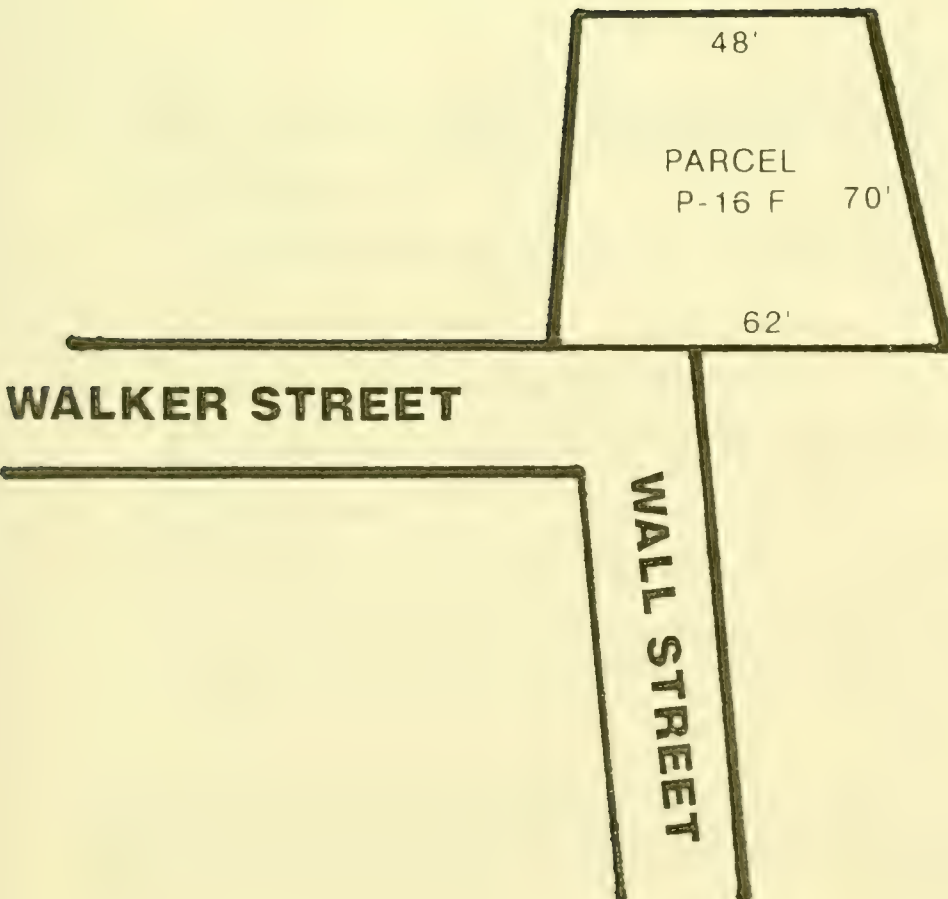
1. Urban Renewal Plan
2. Disposition Map (parcel map)
3. Pro Forma
4. Disclosure Statement

CHARLESTOWN



CAMBRIDGE
PARCEL P-16 F
(64-66 WALKER STREET)
(3,880 SF)

PARCEL PLAN
PARCEL P-16 F



DRAWING NOT TO SCALE

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper:

b. Address and ZIP Code of Redeveloper:

c. IRS Number of Redeveloper:

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to the purchase or lease of land from

*(Name of Local Public Agency)*is

*(Name of Urban Renewal or Redevelopment Project Area)*in the City of

 , State of

 is described as follows²3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the indicated below and is organized or operating under the laws of

☐ A corporation.☐ A nonprofit or charitable institution or corporation.☐ A partnership known as☐ A business association or a joint venture known as☐ A Federal, State, or local government or instrumentality thereof.☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization.

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth follows:

¹ If space on this form is inadequate for any requested information, it should be furnished on an attached page which is to under the appropriate numbered item on the form.² Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by notes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each partner having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of stock in a corporation which holds 20% of the stock of the Redeveloper).

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. 3
- b. Cost per dwelling unit of any residential redevelopment. 3
- c. Total cost of any residential rehabilitation 3
- d. Cost per dwelling unit of any residential rehabilitation 3

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

<u>TYPE AND SIZE OF DWELLING UNIT</u>	<u>ESTIMATED AVERAGE MONTHLY RENTAL</u>	<u>ESTIMATED AVERAGE SALE PRICE</u>
---------------------------------------	---	---

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

CERTIFICATION

I (We)¹ _____

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: _____

Dated: _____

Signature

Signature

Title

Title

Address and ZIP Code

Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

² Penalty for False Certifications: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

PART II

HUD-
10

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 8b is Answered "Yes.")

1. a. Name of Redeveloper:

b. Address and ZIP Code of Redeveloper:

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to the purchase or lease of land from

(Name of Local Public Agency)

in _____
(Name of Urban Renewal or Redevelopment Project Area)

is the City of _____, State of _____
is described as follows:

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ☐ YES ☐ NO

If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper and identify the officers and directors or trustees common to the Redeveloper and each other corporation or firm.

4. a. The financial condition of the Redeveloper, as of _____, 19_____, is as reflected in the attached financial statement.

(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

6. Sources and amounts of cash available to Redeveloper to meet equity requirements of the proposed undertaking

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANKAMOUNT

\$

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCEAMOUNT

\$

c. By sale of readily salable assets:

DESCRIPTIONMARKET VALUEMORTGAGES OR LIENS

\$

\$

7. Names and addresses of bank references:

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5, 6, and 7 of the Redeveloper's *Statement for Public Disclosure* and referred to herein as "principals of the Redeveloper" been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☐ NO

If Yes, give date, place, and under what name.

- b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☐ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description each project and date of completion:

b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

a. Name and address of such contractor or builder:

b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract? ☐ YES ☐ NO

If Yes, explain:

c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ _____.

General description of such work:

d. Construction contracts or developments now being performed by such contractor or builder:

<u>IDENTIFICATION OF CONTRACT OR DEVELOPMENT</u>	<u>LOCATION</u>	<u>AMOUNT</u> \$	<u>DATE TO BE COMPLETED</u>
--	-----------------	---------------------	---------------------------------

a. Outstanding construction-contract bids of such contractor or builder:

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AWARDING AGENCY

AMOUNT

3

DATE OPENED

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor.

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☐ NO

If Yes, explain.

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☐ NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statements referred to in Item 4a) are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

I (We) I

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.²

Dated: _____

Dated: _____

Signature

Signature

Title

Title

Address and ZIP Code

Address and ZIP Code

¹ If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.

² Punalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department

§ 40J. Disclosure statements of persons having beneficial interest in real property

No agreement to rent or to sell real property to or to rent or purchase real property from a public agency, and no renewal or extension of such agreement, shall be valid and no payment shall be made to the lessor or seller of such property unless a statement, signed, under the penalties of perjury, has been filed by the lessor, lessee, seller or purchaser, and in the case of a corporation by a duly authorized officer thereof giving the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in said property with the deputy commissioner of capital planning and operation. The provisions of this section shall not apply to any stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation.

A disclosure statement shall also be made in writing, under penalty of perjury, during the term of a rental agreement in case of any change of interest in such property, as provided for above, within thirty days of such change.

Any official elected to public office in the commonwealth, or any employee of the division of capital planning and operations disclosing beneficial interest in real property pursuant to this section, shall identify his/her position as part of the disclosure statement. The deputy commissioner shall notify the state ethics commission of such names, and shall make copies of any and all disclosure statements received available to the state ethics commission upon request.

The deputy commissioner shall keep a copy of each disclosure statement received available for public inspection during regular business hours.

Added by St.1980, c. 579, § 12.

1980 Enactment. St.1980, c. 579, § 12, was approved July 16, 1980, and by § 66 made effective July 1, 1981.

See, also, note under § 39A of this chapter.

Library References

STATS. c. 49.

C.J.S. §§ 145, 149, 150.

DISCLOSURE STATEMENT CONCERNING BENEFICIAL INTEREST
REQUIRED BY SECTION 40J OF CHAPTER 7 OF THE GENERAL LAWS

- (1) Location: _____
- (2) Grantor or Lessor: Boston Redevelopment Authority
- (3) Grantee or Lessee: _____
- (4) I hereby state, under the penalties of perjury, that the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in the above listed property are listed below in compliance with the provisions of Section 40J of Chapter 7 of the General Laws (see attached Statute).

NAME AND RESIDENCE OF ALL PERSONS WITH SAID BENEFICIAL INTEREST:

- (5) The undersigned also acknowledges and states that none of the above listed individuals is an official elected to public office in the Commonwealth of Massachusetts, nor is an employee of the State Department of Capitol Planning and Operations.

SIGNED under the penalties of perjury.

Signed: _____

Date: _____

DISCLOSURE STATEMENT

Any person submitting a development proposal to the City of Boston must truthfully complete this statement and submit it prior to being formally designated for any project.

1. Do any of the principals owe the City of Boston any monies for incurred real estate taxes, rents, water and sewer charges or other indebtedness?

2. Are any the principals employed by the City of Boston? If so, in what capacity (Please include name of agency or department and position held in that agency department).

3. Have any of the principals previously owned any real estate? If so, when, where and what type of property?

4. Were any of the principals ever the owners of any property upon which the City of Boston foreclosed for his/her failure to pay real estate taxes or other indebtedness?

5. Have any of the principals ever been convicted of any arson related crimes, currently under indictment for any such crimes?

6. Have any of the principals been convicted of violating any law, code, statute or ordinance regarding conditions of human habitation within the last three (3) years?

SIGNED UNDER THE PAINS AND PENALTIES OF PERJURY THIS

_____ Day of _____, 19____

SIGNATURE: _____

ADDRESS: _____



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and certain information a confidential informant to the City of Boston and certain confidential informants to the City of Boston and certain confidential informants to the City of Boston.

1. The City of Boston has the right to receive and certain confidential informants to the City of Boston and certain confidential informants to the City of Boston.

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9. The City of Boston has the right to receive and certain confidential informants to the City of Boston and certain confidential informants to the City of Boston.

Project _____
Developer _____

Date _____
Tel. #/Contact Person _____

RESIDENTIAL CONDOMINIUM DEVELOPMENT PRO FORMA
(Estimates in 19__ Dollars)
(Provide phased information where necessary)

TOTAL HARD COSTS \$ _____

Condominium Units (\$ _____/GSF) \$ _____
Unit Finishes (\$ _____/NSF) _____
Condominium Parking (\$ _____/GSF) _____
(# of spaces) _____
Site Costs (\$ _____/GSF) _____
Premium Costs (\$ _____/GSF) _____
Other (specify) _____

TOTAL SOFT COSTS \$ _____

Architect/Engineering _____
Marketing/Brokerage/Advertising _____
Developer's Fee \$ _____
Legal _____
Permits & Fees (specify) _____
Construction Period Costs _____
Construction Loan Interest
(_____ mos. @ _____ % on
average balance of
\$ _____) _____
Financing Fees _____
Real Estate Taxes and Linkage
during Construction (_____ mos.) _____

Sales Period Costs \$ _____
Loan Interest
(_____ mos. @ _____ % on
average balance of
\$ _____) _____
Sale Period Real Estate Taxes
(_____ mos.) _____
Sale Period Operating Expenses _____
Other (specify) _____
Other Related Costs (specify) \$ _____

CONTINGENCY (_____ % of \$ _____) \$ _____

TOTAL CONDOMINIUM DEVELOPMENT COSTS \$ _____

Soft Costs as % Hard Costs _____
Soft Costs as % TDC _____

